

**MARCH 23, 2010 REVIEW OF
MARCH 11, 2010
MINUTES FOR THE BOARD OF EQUALIZATION
PUBLIC HEARING**

Call to Order: 10:20 AM Meeting. Present: John Schied, BOE Chairman; Madeline A. Simmons, BOE Secretary; and George N. Slater, BOE Member. Patricia McSweeney, Office of Reassessment, available for questions, and Tristan Golas, Office of Reassessment, provided administrative and technical support. Ida Light, BOE Member, was absent for today's meeting.

First Appointment: 12:00 PM Paul Carey **6959-13-0049-000**. He stated that they felt the assessment was too high, mainly because it went from \$220,000 for the last assessment to \$240,800 now. There is limited access to the land and he felt the value had not gone up since 2006. **Reduce homesite to \$125,000 LACC. Approved by all present BOE. (Ida Light absent.)**

Second Appointment: 12:15 PM Brian Hall **7931-69-2323-000 & 7931-58-3958-000**. He stated that **7931-58-3958-000** has 12.25 acres of Flood Plain and remaining 9 acres are inaccessible because they are surrounded by Flood Plain. The main parcel **7931-69-2323-000** has 26.4 acres in Flood Plain and very limited access, but his homesite is \$10,000 more than his neighbor with good road frontage. He cited newspaper articles about averages and sales declining but the BOE can only adjust to match neighboring or similar properties. **Reduce acreage value by 12.25 acres at \$1,000 an acre and the residual stays at \$6,000 but a 10% TOPO on the 9 acres (7931-58-3958-000). Reduce the homesite to \$90,000 LACC and to match neighbor, reduce acreage value by 26.4 acres at \$1,000 an acre and the residual stays at \$6,000 but a 10% TOPO on the 53 acres (7931-58-3958-000). Approved by all present BOE. (Ida Light absent.)**

Third Appointment: 12:30 PM Walter Hitchcock **6984-32-4577-000** Hearing request withdrawn by citizen's designated agent Bob Kube.

Fourth Appointment: 1:00 PM John Baker **6081-42-3864-000**. He stated that he had the property appraised in order to refinance and the first one was \$299,000 but the second one was \$350,000 which closer to what he wanted. The County's assessment is almost \$49,000 more than the higher appraisal. This is a one acre homesite off of Zulla Road near Middleburg and all the adjoining properties have the same or higher value assessed for the homesite. The house is rated B- with condition good and same effective year as when built. **Change house condition to average. Approved by all present BOE. (Ida Light absent.)**

Fifth Appointment: 1:52 PM William Frazier (BOA) review as required by the County. There are many parcels, so will just list:

6869-99-2585-000 Acreage value lower than minimum allowed for district. **Acreage not in the flood plain, \$7,000 an acre.**

6878-17-8965-000 Acreage lower than minimum allowed for district. **Acreage: \$6,000 an acre.**

6869-89-8430-000 Acreage value lower than minimum allowed for district. **\$7,000 an acre.**

6960-90-2433-000 No homesite and acreage value lower than minimum allowed for district. **HS \$100,000; residual acreage not in the flood plain, \$7,000 an acre.**

6879-08-8441-000 No homesite and acreage value lower than minimum allowed for district. **HS \$100,000; residual acreage not in the flood plain, \$7,000 an acre.**

6868-77-8672-000 O.K. **No change.**

6869-81-2029-000 O.K. **No change.**

6869-78-4486-000 O.K. **No change.**

6878-08-4118-000 O.K. No value on houses. **No change.**

6879-09-9089-000 O.K. **No change.**

6960-35-7606-000 O.K. **No change.**

6960-53-0437-000 O.K. **No change.**

6960-61-0422-000 O.K. **No change.**

6960-70-3783-000 O.K. **No change.**

6960-80-5638-000 O.K. No change.
6960-84-7929-000 O.K. No change.
6960-92-8906-000 O.K. No change.
6970-03-5837-000 O.K. No change.
6970-12-7137-000 O.K. No change.
6970-14-2614-000 O.K. No change.
6970-33-2231-000 O.K. No change.

For all these parcels, approved by all present BOE. (Ida Light absent.)

Sixth Appointment: 4:15 PM Walter Cook **7816-16-5456-000**. He stated that he felt the land value for the parcel was too high as it would be difficult to build on with the 50' R/W, had been given 35% reduction for this but he still felt too high. The BOE suggested that he merge this with his other 2 parcels (**7816-16-1503-000 & 7816-16-2459-000**) as then there would only be the one homesite where his house was located. No change. Approved by all present BOE. (Ida Light absent.)

Seventh Appointment: 4:30 PM Wendy Bennett **6984-51-2938-002**. She stated that if you multiplied the common element \$40,000 times the 169 units in Leeds Square, the land value for approximately 9 acres with 30 year old (or older) condos would be \$6.7 million dollars. She also felt that the triplexes shouldn't be paying for the same common element as a townhouse. BOE will ask Mike Colavecchio about the type of assessment used here. No change. Approved by all present BOE. (Ida Light absent.)

Motion is Made to Adjourn: Meeting adjourned at 5:05PM

Review to Continue:

Submitted by: Madeline A. Simmons, Secretary, March 21, 2010